

047.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,163,900 / 1,163,900

ASSESSED:

1,163,900 / 1,163,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
71 -73		MAYNARD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MCCAFFERTY RICHARD A	
Owner 2:		
Owner 3:		

Street 1: 71 MAYNARD STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CUFF DONALD J & REGINA T -

Owner 2: -

Street 1: 71 MAYNARD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3568 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6582	Sq. Ft.	Site			0	80.	0.94	1									493,966						494,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	6582.000	669,300	600	494,000	1,163,900									33145	
Total Card	0.151	669,300	600	494,000	1,163,900									GIS Ref	
Total Parcel	0.151	669,300	600	494,000	1,163,900									GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	326.21	/Parcel:	326.21								Insp Date	

Total Card / Total Parcel	1,163,900 / 1,163,900
APPRAISED:	1,163,900
USE VALUE:	1,163,900
ASSESSED:	1,163,900

User Acct	33145
GIS Ref	
GIS Ref	
Insp Date	
11/10/18	

USER DEFINED	
Prior Id # 1:	33145
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:51:49
PRINT	
LAST REV	
Date	Time
04/25/19	16:06:28
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT	Parcel ID	047.0-0002-0002.0
Tax Yr	Use	Cat
2022	104	FV
2021	104	FV
2020	104	FV
2019	104	FV
2018	104	FV
2017	104	FV
2016	104	FV
2015	104	FV

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	669,300	600	6,582.	494,000	1,163,900		Year end	12/23/2021
2021	104	FV	640,800	600	6,582.	494,000	1,135,400		Year End Roll	12/10/2020
2020	104	FV	641,300	600	6,582.	494,000	1,135,900		Year End Roll	12/18/2019
2019	104	FV	470,800	0	6,582.	524,800	995,600	995,600	Year End Roll	1/3/2019
2018	104	FV	470,800	0	6,582.	382,800	853,600	853,600	Year End Roll	12/20/2017
2017	104	FV	443,500	0	6,582.	333,400	776,900	776,900	Year End Roll	1/3/2017
2016	104	FV	443,500	0	6,582.	284,000	727,500	727,500	Year End	1/4/2016
2015	104	FV	398,700	0	6,582.	277,900	676,600	676,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUFF DONALD J &	55297-407		9/1/2010		675,000	No	No		
CUFF DONALD J &	35921-333		7/19/2002	Family	99	No	No		
CUFF DONALD J	28728-362		6/19/1998	Family	1	No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION					
3/14/2014	202	Manual	2,959							Date	Result	By	Name		
9/30/2003	843	Porch	16,140	C						11/10/2018	MEAS&NOTICE	HS	Hanne S		
12/12/2001	945	Redo Kit	20,000	C						6/11/2014	External Ins	PC	PHIL C		
1/31/2001	63	Dormers	17,000	O						4/14/2009	Entry Denied	197	PATRIOT		
										7/20/2005	Fieldrev-Chg	BR	B Rossignol		
										8/3/2001	Permit Visit	PM	Peter M		
										3/22/2000	Inspected	264	PATRIOT		
										3/1/2000	Measured	270	PATRIOT		
										10/1/1991		PM	Peter M		
										Sign:	VERIFICATION OF VISIT NOT DATA				

